



## ACCESSORY DWELLING UNIT

### Accessory Dwelling Units (ADU)

#### What is an ADU?

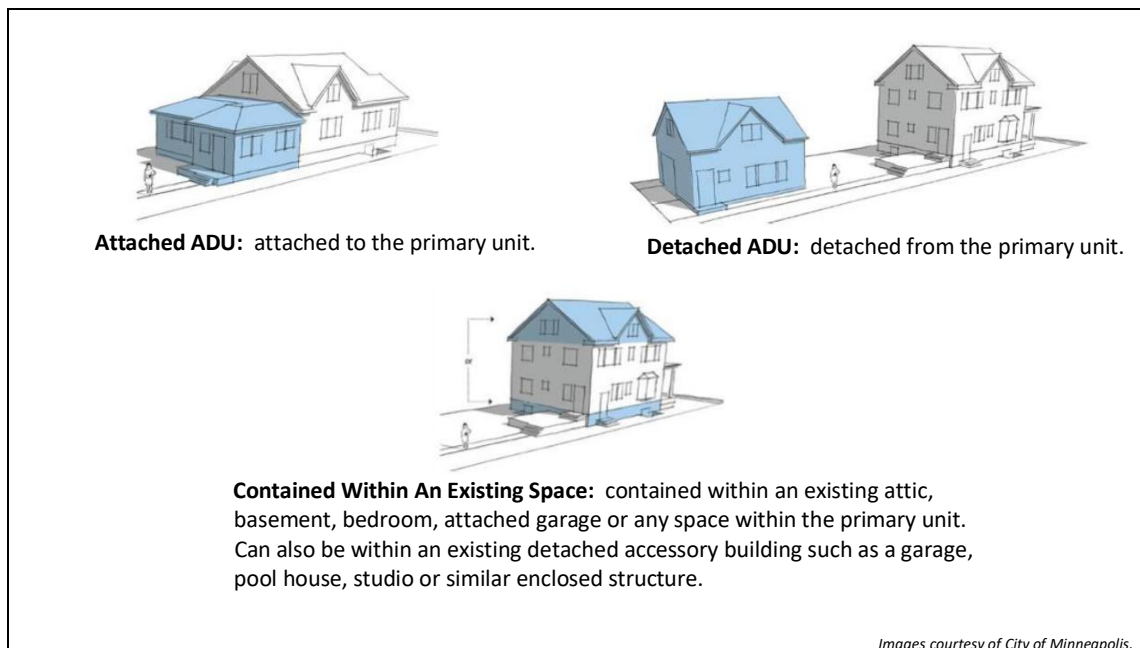
An ADU is a smaller, secondary home on the same lot as a primary dwelling unit. ADUs are independently habitable and provide the basic provisions for living, sleeping, eating, cooking, and sanitation.

#### Eligibility Requirements.

One ADU is allowed per lot which shall be zoned for single family or multiple family residential purposes. The lot must have an existing primary unit.

#### Types of ADU.

An ADU may be established on a property in one of three ways. It may be **attached** to the primary unit, **detached** from the primary unit, or **contained within the existing space** of the primary unit or of an accessory building.



#### Size Restriction.

- **Attached or Detached ADU:** 1,200 sq. ft. maximum
- **Larger ADU (greater than 1,200 sq. ft. and may be attached or detached):** No size limit.
- **ADU Contained Within Existing Space:** No size limit.

#### Rental Restriction.

The ADU and primary unit may be rented; however, neither unit shall be rented for periods less than 30 days.

#### Separate Entrance Requirement.

An exterior access door separate from the primary unit shall be provided for the ADU.

**Development Standards.**

An ADU shall comply with the building setbacks, lot coverage, building separation, and landscape requirements of the lot's zone, except in the following:

- No additional setback is required for an existing garage that is converted to an ADU.
- Only a minimum of five (5) feet of setback is required from the side and rear lot lines for an ADU that is constructed above a garage.

**Parking Requirement.**

- **ADUs Contained Within Existing Space:** No parking is required.
- **Attached or Detached ADUs:** One parking space is required per bedroom. The space(s) may be located in the front yard setback on an existing driveway, provided that the driveway is 20 feet in depth.

**Parking is not required for an ADU under any of the following circumstances:**

- The ADU is located within one-half mile of public transit.
- The ADU is located within a historic district.
- The ADU is part of the existing primary unit or an existing accessory building.
- When on-street parking permits are required but not offered to the occupant of the ADU.
- When there is a car share vehicle located within one block of the ADU.

**Replacement parking for the Primary Unit.**

Existing garage spaces for the primary unit that is converted to an ADU shall be replaced elsewhere on the property as covered parking, uncovered parking, or tandem parking on an existing driveway in the front yard setback.

**Fire Sprinkler Requirements.**

- **ADU that is 1,200 sq. ft. or less:** Fire sprinklers are not required for an ADU that is attached, detached, or contained within the existing space of a primary unit or accessory building if fire sprinklers are not required for the primary unit.
- **Larger ADU over 1,200 sq. ft.:** Fire Sprinklers are not required for a Larger ADU that is attached or contained within the existing space of a primary unit or accessory building if fire sprinklers are not required for the primary unit. Fire sprinklers are required for a Larger ADU that is detached regardless of whether the primary unit is required to have fire sprinklers.

**Utility Connection and Fees.**

- An ADU that is contained within the existing space of a primary unit or accessory building is not required to have a new or separate utility connection directly between the ADU and utility, or be subject to a connection fee or capacity charge.
- An attached or detached ADU may be subject to a connection fee and/or capacity charge that is proportionate to the burden of the ADU, based upon either its size or the number of its plumbing fixtures. Please inquire with the Department of Water and Power.

**Approval Process.**

ADUs shall be submitted to the Building Division for plan check review. A building permit is required.

## **Junior Accessory Dwelling Units (JADU)**

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### **What is a JADU?**

A JADU is a smaller type of accessory dwelling unit that involves converting an existing bedroom into a dwelling unit.

### **Eligibility Requirements.**

One JADU is allowed per lot which shall be zoned for single family residential purposes. The lot must have an existing primary unit.

### **Attributes of a JADU:**

- No more than 500 square feet in size.
- Must be located entirely within the existing space of the primary unit and include an existing bedroom.
- Must have a separate exterior access door from the primary unit, with an interior door connecting the JADU to the primary unit.
- Must have an efficiency kitchen (refer to Section 17.85.060(H) for requirements).
- Property owner must record a deed restriction (refer to Section 17.85.060(D) for requirements).

### **Owner-Occupancy.**

The property owner shall reside in either the primary unit or JADU.

### **Rental Restriction.**

The JADU or primary unit may be rented; however, neither unit shall be rented for periods less than 30 days.

### **Parking.**

No parking is required.

### **Fire Requirements.**

Fire sprinklers are not required for a JADU if fire sprinklers are not required for the primary unit.

### **Utilities.**

A connection fee or capacity charge is not required for the development of a JADU.

### **Approval Process.**

JADUs are required to be reviewed through the plan check process. A building permit is required.